0896750104

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Return To
FEARNLEY & CALIFF, PLLC
565 MARRIOTT DRIVE
SUITE 850
NASHVILLE, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2009.

Notary Public
My commission expires: 9-19-09

MELANIE K. WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

03-0809-35625

Address of New Owner:	Send Tax Bills to:	Tax Information:
Renee T. Augugliaro 2116 Hobbs Road, #L-1 Nashville TN 37215	Renee T Augugliaro 2116 Hobbs Rd, L#1 Nashville, TN 37215	131-02-0-A-L-1 Davidson

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gordon B. Davis, F.T. Davis and Winifred S. Davis, Trustees of The Gordon Burnett Davis Trust under Agreement dated November 21, 2002, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Renee T. Augugliaro, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. L-1, on the Plan of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a Horizontal Property Regime established by Master Deed of record in Book 5289, Page 515, as amended in Book 5292, Page 958, Book 5293, Page 612, Book 7802, Page 299, and Book 8483, Page 670, said Register's Office.

Being the same property conveyed to Gordon B. Davis, F. T. Davis, and Winifred S. Davis, Trustees of The Gordon Burnett Davis Family Trust under Agreement dated November 21, 2002, by deed from Sergio Coffa, married, dated 1-15-08, recorded 1-17-08, of record in Instrument No. 20080117-0005317, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2116 Hobbs Road, #L-1, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090046739 DEEDWARR
Recvd: 07/13/09 10:46 3 pgs
Fees:18.00 Taxes:529.10
20090713-0065030

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, though or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further other wise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
WITNESS my hand this 24th day of June, 2009.

Gordon B. Davis, Trustee

F. T. Davis, Jr., Trustee

Winifred S. Davis, Trustee

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gordon Burnett Davis, Trustee of the Gordon Burnett Davis Trust Under Agreement Dated November 21, 2002, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Atlanta, GA, this 24th day of June, 2009.

Angela A. Smith
Notary Public

ANGELA A. SMITH NOTARY EXPIRES GEORGIA APRIL 17, 2011 PUBLIC GWINNETT COUNTY

My Commission expires:

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F.T. Davis, Jr., Trustee of the Gordon Burnett Davis Trust Under Agreement Dated November 21, 2002, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Atlanta, GA, this 24th day of June, 2009.

Angela A. Smith
Notary Public

ANGELA A. SMITH NOTARY EXPIRES GEORGIA APRIL 17, 2011 PUBLIC GWINNETT COUNTY

My Commission expires:

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Winifred S. Davis, Trustee of the Gordon Burnett Davis Trust Under Agreement Dated November 21, 2002, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Atlanta, GA, this 24th day of June, 2009.

Angela A. Smith
Notary Public

ANGELA A. SMITH NOTARY EXPIRES GEORGIA APRIL 17, 2011 PUBLIC GWINNETT COUNTY

My Commission expires: